

This instrument was prepared by

(Name) James R. Davis, Attorney at Law

11055-

(Address) 202 Title Building, Birmingham, Alabama 35203

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE THOUSAND and no/100ths-----(\$5,000.00)-----DOLLARS and the execution of a purchase money mortgage in the amount of \$15,000.00 simultaneously herewith...

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Marvin Bryan McAllister and wife, Katherine A. McAllister

(herein referred to as grantors) do grant, bargain, sell and convey unto

R. Henry Collins and wife, Linda M. Collins

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

That certain real property which is more particularly described as set forth on Exhibit "A", which is attached hereto and made a part hereof.

Title to all minerals within and underlying the premises is excepted, and this conveyance is made subject to all mining and other rights, privileges and immunities relating thereto as recorded in Deed Volume 235, Page 552 et seq., in said Probate Office.

This conveyance is also made subject to the following:

1. Right of Way granted to Alabama Power Company by instrument or instruments recorded in Deed Volume 101, Page 551, et seq., in said Probate Office.
2. Ad Valorem taxes for the year 1977, a lien but not yet due or payable until October 1, 1977.



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Shelby Cnty Judge of Probate, AL
07/18/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hand(s) and seal(s), this 12th day of July, 1977

WITNESS:

(Seal)

(Seal)

(Seal)

Marvin Bryan McAllister (Seal)

Katherine A. McAllister (Seal)

Katherine A. McAllister (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Marvin Bryan McAllister and wife, Katherine A. McAllister whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of July, A. D., 1977

James R. Davis

Notary Public.

EXHIBIT "A"

From the SW corner of the SW 1/4 of the NW 1/4 of Section 36, Township 19 South, Range 3 West, run Easterly along the South boundary line of said quarter-quarter section 263.0 feet; thence turn an angle of 79 degrees 07 minutes to the left and run Northeasterly 258.71 feet; thence turn an angle of 57 degrees 09 minutes to the right and continue Northeasterly 187.85 feet; thence turn an angle of 124 degrees 20 minutes to the left and run Northwesterly 128.0 feet; thence turn an angle of 90 degrees 00 minutes to the right and run Northeasterly 133.0 feet to the point of beginning of the land described herein; thence turn an angle of 90 degrees 00 minutes to the left and run Northwesterly 150.0 feet to the point of a curve to the right; thence from point of said curve turn an angle of 103 degrees 27 minutes 30 seconds to the right for the chord of said curve; the length of chord being 70.82 feet; the intersection angle of said curve being 26 degrees 55 minutes and the radius being 152.15 feet; thence from point of said curve run Northeasterly along the arc of curve for 71.49 feet to the point of tangent of above described curve; thence from the point of tangent of said curve turn an angle from the chord of said curve 13 degrees 27 minutes 30 seconds to the right and run Northeasterly along the tangent to above curve for 47.69 feet to a point of curve to the left, said curve having the following characteristics: Intersection angle of 17 degrees 37 minutes, radius 273.14 feet and length of curve being 84.0 feet; thence from point of above described curve run Northeasterly along the arc of said curve for 51.76 feet; thence from the chord of 51.76 feet of arc, turn an angle of 71 degrees 48 minutes to the right and run Southeasterly 215.0 feet to a point on the arc of curve to the right, said curve having the following characteristics: Intersection angle being 17 degrees 45 minutes, and the radius being 305.21 feet and the length of curve being 94.55 feet; thence from last said course turn an angle of 71 degrees 34 minutes to the right for the chord to the arc of above said curve; said chord being 64.21 feet; thence run Southwesterly along the arc of above said curve for 64.46 feet to the point of tangent of above curve; thence from the chord of above segment of arc of above curve turn an angle of 06 degrees 19 minutes to the right and run along the tangent to above described curve for 101.10 feet; thence turn an angle of 102 degrees 01 minute 40 seconds to the right and run Northwesterly 161.5 feet to the point of beginning.

This land being a part of the SW 1/4 of the NW 1/4 of Section 36, Township 19 South, Range 3 West, and being 0.98 acres, more or less.

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE

1977 JUL 18 AM 9:24

Thomas G. Linn
JUDGE OF PROBATE

Rec. 3.00

Sub. 1.00

4.00

J. B. M.
K. R. M.



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